

11 Maes Hafod, Ruthin, Denbighshire, LL15 1LP



GROSS INTERNAL AREA
FLOOR 1 496 sq.ft. FLOOR 2 466 sq.ft.
EXCLUDED AREAS : GARAGE 209 sq.ft.
TOTAL : 962 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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LOCATION

The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC and glazed door leading to the hall.

HALL

Staircase rising off, panelled radiator. Fitted cloaks cupboard.

LOUNGE

4.70m x 3.48m (15'5 x 11'5)



An attractive room with a wide double glazed window to front with decorative upper lights, reconstituted stone effect fireplace with marble hearth, inset electric fire, display niches and a raised plinth to one side with TV point and further niche for stereo. Coved ceiling, arched display niche with light, dado rail, two panelled radiators. Glazed door to kitchen/dining room.

KITCHEN/DINING ROOM

3.48m x 3.23m (11'5 x 10'7)



Fitted with a modern range of base and wall mounted cupboards and drawers to a wood effect finish with contrasting stone effect working surfaces to include inset one and half bowl stainless steel sink with mixer tap and drainer, inset four ring electric hob with concealed hood above, integrated double

oven, void and plumbing for washing machine and space for fridge, tiled splashbacks, coved ceiling, double glazed window with aspect over the rear parking area and beyond to farmland, panelled radiator.

REAR HALL

Walk in pantry cupboard with high level shelving, space for upright fridge/freezer.

CLOAKROOM

Wash basin with tiled splash and low level WC, double glazed window.

REAR PORCH

Out built rear porch, UPVC double glazed windows, matching door leading out, heather brown tiled floor, pine boarded ceiling.

FIRST FLOOR LANDING

Access to roof void, airing cupboard with slatted shelving, panelled radiator.

BEDROOM ONE

3.38m x 3.91m (11'1 x 12'10)



Double glazed window to front, further double glazed window to side with far reaching views across farmland towards the historic Llanfwrog church, fitted wardrobe with fitted shelving, panelled radiator.

BEDROOM TWO

3.38m x 3.28m (11'1 x 10'9)



Double glazed window to rear with far reaching views over farmland, fitted cupboard housing a modern Worcester gas fired combination boiler providing heating and hot water, panelled radiator.

BEDROOM THREE

3.12m x 2.18m (10'3 x 7'2)



Double glazed window to front, panelled radiator.

BATHROOM

1.88m x 1.60m (6'2 x 5'3)



Refurbished with a modern white suite comprising large rectangular shower tray with glazed screen and high output shower, vanity with bowl and storage beneath and low level WC, combination of modern marble effect wall boarding and tiling, double glazed window, ladder radiator.

OUTSIDE

The property stands at the head of a small residential cul de sac which adjoins farmland. It is approached to the front via a wrought iron gate into an enclosed area with mature conifer screen hedging, shaped lawn and a wide flagged patio. There is access to the left hand boundary leading to the rear. The rear garden is a particular feature as it provides a wide tarmacadam area providing ample space for parking three cars and access to an attached garage.

GARAGE

7.92m x 3.18m (26' x 10'5")

Metal and fibreglass up and over door to front, electric light and power installed, glazed window.

PLANNING CONSENT

We understand the property benefits from detailed planning consent for a two storey extension to the garage. Further details together with plans will be available for inspection at the agent's Ruthin office.

DIRECTIONS

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Park Road. Follow the road past the Morrison Store and continue for some 500yds and take the last left turning before the Esso Petrol Station, signposted Maes Hafod and Llawr y Dyffryn. Follow the main estate road for some 300yds whereupon the property will be found set back on the right hand side.

COUNCIL TAX

Denbighshire County Council - Tax Band C

TENURE

Understood to be Freehold

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW